

## Re: 647 16th Street NE

Anna Bobb <Abobb@vredeveldstrategies.com>

Wed 1/19/2022 10:14 AM

To: D Weir <demetraw@hotmail.com>

Demetra,

David (below), and I are good with the plans. Thanks for sharing.

Best of luck.

Kindly,

Anna Bobb

202.271.0289 (c)

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**From:** David Bobb <davidjbobb@gmail.com>

**Date:** Wednesday, January 19, 2022 at 10:10 AM

**To:** Anna Bobb <Abobb@vredeveldstrategies.com>

**Subject:** Re: 647 16th Street NE

Honey,

This looks fine to me. I didn't read everything in detail, but if you do and are comfortable with this it shouldn't be a problem.

Love,

D

On Jan 19, 2022, at 9:37 AM, Anna Bobb <abobb@vredeveldstrategies.com> wrote:

David,

Can you review the following from our neighbor in DC? She needs our approval to complete these plans for the addition to 647 (our twin). She also owns 645. She needs our affirmation we are not concerned about shading.

Thank you.

Love,

Anna Bobb

202.271.0289 (c)

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**From:** D Weir <demetraw@hotmail.com>

**Date:** Wednesday, January 19, 2022 at 9:35 AM

**To:** Anna Bobb <Abobb@vredeveldstrategies.com>

**Subject:** 647 16th Street NE

Hey Anna,

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20612  
EXHIBIT NO.32A

Per our conversation this would be exactly how 645 is next to 647 and there aren't any sun/shade issues because we do not have trees over our homes. My tenant has not had any complaints and I would have been concerned about my house as well. The board had me complete this letter for my own property although I was building to the height of 621. This will also help whenever you guys are ready to build up or out. It's not a big deal let me know if have questions.

Demetra Weir  
Weir Realty  
DC & MD Licensed  
202-677-0041

[www.listandsavemore.com](http://www.listandsavemore.com)

"Don't pay high commissions to list your home!"

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**From:** Eric Teran <eteran@eustilus.com>  
**Sent:** Saturday, January 15, 2022 11:42 PM  
**To:** Elliott, Brandice (OP) <brandice.elliott@dc.gov>  
**Cc:** D Weir <demetraw@hotmail.com>  
**Subject:** Re: BZA 20612 - 647 16th Street NE

Brandice,

I have gone ahead and updated the plans and elevations. Sheets 2, 5, and 8 show updated dimensions and notes so that the drawings are better represented. The elevation on sheet 8 is showing the adjacent residence at the dogleg which is why it seems so much shorter. I have now included dashed lines that represent the furthest rear portion of the residence. These plans have been uploaded to IZIS.

I am currently working on the statement Burden of Proof to include the special exception request for Subtitle E § 206.1. Would you like me to email that to you as well or just upload it to IZIS?

Thank you,  
Eric Teran  
Architect, LEED AP BD+C  
202-569-9620  
[www.eustilus.com](http://www.eustilus.com)

On Fri, Jan 7, 2022 at 10:13 AM Elliott, Brandice (OP) <[brandice.elliott@dc.gov](mailto:brandice.elliott@dc.gov)> wrote:

Hi Eric –

Thanks for the quick response.

The additional relief would be due to the removal of the front gable and cornice, which you circled below. It's a regulation that we've had for a number of years in order to preserve neighborhood character. Given that 16<sup>th</sup> Street exhibits a variety of architectural styles, we would not have an issue with the removal of these elements. You would need to work with the Office of Zoning to add this relief to the application. Both Keara Mehlert and Robert Reid are very helpful ([Keara.mehlert@dc.gov](mailto:Keara.mehlert@dc.gov); [Robert.reid@dc.gov](mailto:Robert.reid@dc.gov)).

The prehearing submission is due to be filed 21 days prior to the hearing, so these issues should be resolved prior to January 19<sup>th</sup>. I would mostly be concerned with the result of the shadow study, so any information you can provide to me in advance of the 19<sup>th</sup> would be really helpful.

In the meantime, please be sure to work with the ANC and surrounding neighbors, particularly the neighbor to the north. It would be great if you could get letters of support into the record.

Thanks!

Brandice

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**From:** Eric Teran <[eteran@eustilus.com](mailto:eteran@eustilus.com)>  
**Sent:** Thursday, January 6, 2022 6:38 PM  
**To:** Elliott, Brandice (OP) <[brandice.elliott@dc.gov](mailto:brandice.elliott@dc.gov)>  
**Cc:** D Weir <[demetraw@hotmail.com](mailto:demetraw@hotmail.com)>  
**Subject:** Re: BZA 20612 - 647 16th Street NE

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Brandice,

I have included the owner Demetra Weir as she will be doing the presentation herself as well as handling some of the questions. By when do you need all these matters resolved? Below in red are my responses to your questions.

Thank you,  
Eric Teran  
Architect, LEED AP BD+C  
202-569-9620  
[www.eustilus.com](http://www.eustilus.com)

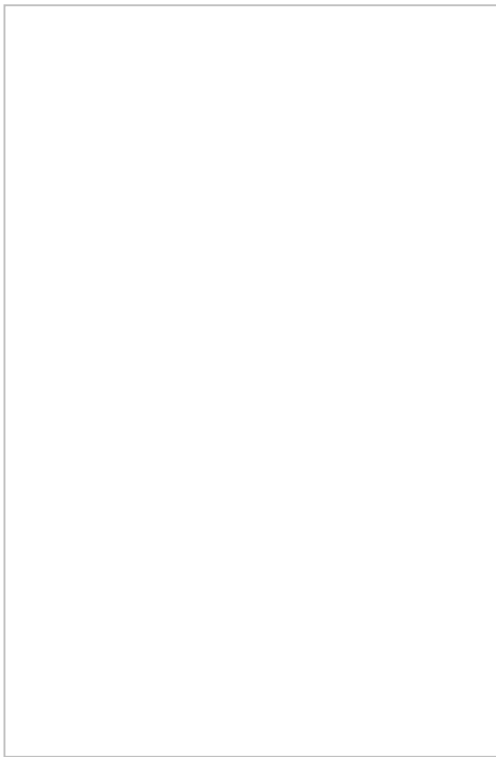
On Thu, Jan 6, 2022 at 4:38 PM Elliott, Brandice (OP) <[brandice.elliott@dc.gov](mailto:brandice.elliott@dc.gov)> wrote:

Hi Eric –

I have been assigned to review the subject BZA case located at 647 16<sup>th</sup> Street, NE. After reviewing the application with the Development Review team, we have the following comments regarding this application:

1. It appears that additional special exception relief to remove roof top elements is required. See Subtitle E § 206.1. **Is it because we are removing the triangle roof portion facing 16th ST NE as shown in the photo below? If this is the item do we need to update the form?**

1.



- 1.
2. There is concern that the proposed rear addition could unduly impact the property to the north with shade. Please provide a shadow study meeting the following parameters: **Will do**
  - a. Show shadow impact for morning, afternoon, and evening for each season
  - b. The shadow study should compare a matter-of-right development to the proposed development
3. The plans inconsistently show the relationship of the rear addition to existing structures. Ensure that the plans accurately show the building locations and sizes (in particular, the site plan shows that the rear building line matches that of the dwelling to the south, but the south elevation shows a much smaller building). **We will update**
4. The view provided of 16<sup>th</sup> Street shows the building to the south that was approved by BZA 20118 and the façade does not match that which was approved by the Board. Please verify that the images are accurate. **The building facade and rear yard configuration was changed and a modification approval from the BZA plans was obtained by Mr. LeGrant. Would you like us to email you the PDF?**
5. Please clarify if a roof deck would be provided. **There is no roof deck.**
6. Please clarify the materials that would be used on the building. **Will do.**
7. Based on the plans provided, we are unable to determine if the access to the basement is in public space. 16<sup>th</sup> Street is only 52' wide and the only type of projection allowed are above-grade steps and they must be a minimum of 10' from the curb. The plans seem to show steps going below grade that are regulated as an areaway and not allowed on street less than 60' wide. **There is no access to the basement from 16th st. It is an egress window for the bedroom. The egress, bay window and steps are within the public space.**

It would be helpful to receive a response to these comments prior to the submission of the prehearing statement, in case there are additional issues that need to be addressed. Please let me know if there are any questions.

Best,

Brandice



**Brandice Elliott, AICP**

Development Review Specialist • DC Office of Planning

Pronouns: she/her/hers • [Why Pronouns Matter?](#)

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202.741.5244

[brandice.elliott@dc.gov](mailto:brandice.elliott@dc.gov)

[planning.dc.gov](http://planning.dc.gov)

***Telework Days: Tuesdays and Fridays. I can still be reached via email and phone during these days.***

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